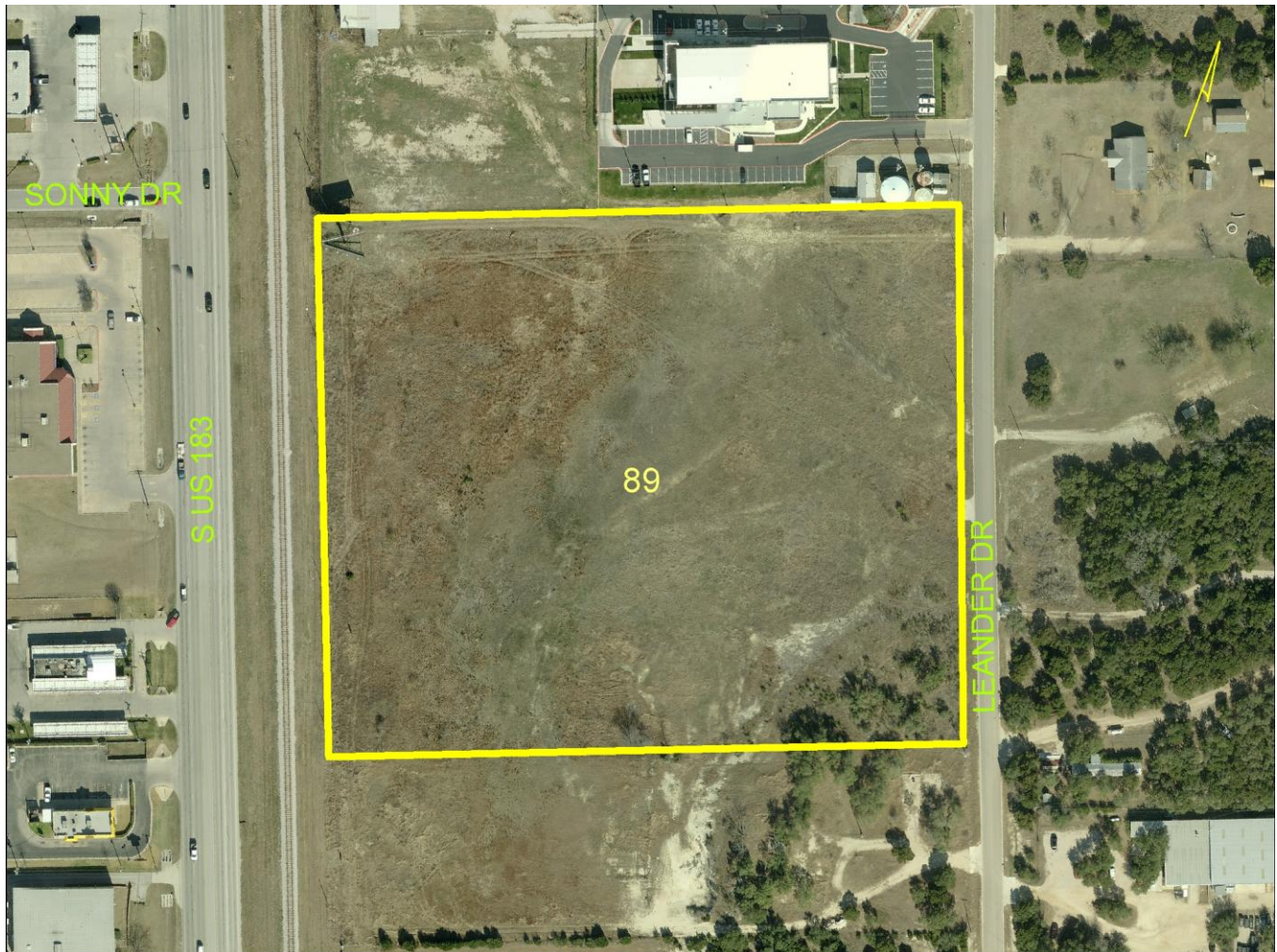


**12.25 Acres/4.9 Hectares  
Midtown Square**

**Site 89**



12.25 acres/4.9 hectares

US 183 .9 miles/1.5 km west

Utilities

Greenfield

Zoning - Light Industrial

Ms. Sharon Eriksson  
Midtown Square  
103 Broad Vista Court  
Georgetown TX 78628  
(512) 864-5381 phone  
(512) 868-5318 faxes  
[cpcomfort@aol.com](mailto:cpcomfort@aol.com)



City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

**12.25 Acres/4.9 Hectares  
Midtown Square**

**Site 89**

<b>Property</b>				
Total Acreage: <b>12.25 acres/4.9 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pg. 342, Sec. G</b>	
<b>Location</b>				
City: <b>Leander</b>			County: <b>Williamson</b>	
Address/Directions: <b>Adjacent (south) of the Leander Police Department facility on Leander Drive, 3,500 feet/1,067 meters south of FM 2243. This site will be south of Sonny Drive between US 183 and Leander Drive.</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>.9 miles/1.5 kilometers west</b>			Type of Zoning: <b>Light Industrial</b>	
Distance to Interstate Highways: <b>11 miles/17.7 kilometers east</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Greenfield</b>		General Condition: <b>Good</b>		Dimensions: <b>697 x 600 feet/212.4 x 183 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes</b>			Shrink/Swell Capacity: <b>Moderate to Very High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>	
Adjoining Acreage Available: <b>Yes</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Rail Served: <b>No</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>Clear site with excellent topography that slopes to the west within a major industrial corridor.</b>	
Fenced: <b>Yes</b>			Landscaped: <b>No</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Hotel, Restaurants, Convenience Store and/or Shopping Center</b>	
Deed Restriction(s): <b>No</b>			Covenants: <b>No</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>10 &amp; 8 inches/25.4 &amp; 20.3 cm</b> Pressure: <b>88 psi/606.7 kilopascal</b>		Sewer - Size of Nearest Line: <b>6inches/15.2 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b>Trista.fugate@peci.com</b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm 1,000 feet/305 meters west with US 183 bore necessary</b>		Pressure: <b>Intermediate Pressure at Sonny Drive</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b>mm2741@att.com and/or Joe.Bethany@suddenlink.com</b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b>clawsondisp@earthlink.net</b>
<b>Sales Information</b>				
Contact: <b>Mr. Jerry Anderson</b>	Phone: <b>(512) 864-5381</b>	Facs: <b>(512) 868-5318</b>	Email: <b>cpcomfort@aol.com</b>	Web Site: <b>Not Applicable</b>
Sales Price: <b>Negotiable</b>			Lease Price: <b>Not Applicable</b>	
Comments: <b>Located adjacent to the City of Leander Public Safety &amp; Public Works complex on Sonny Drive (projected completion 4<sup>th</sup> Quarter 2009) with access to Leander Drive. This mixed-use development has access to one of Leander's major industrial corridors, public safety complex and US 183 with more than 42,000 cars per day. Owners have extensive hospitality experience.</b>				